

IMPACT STATEMENT/PROJECT NARRATIVE

1. **Project Description:** The property is a single family residence at 2015 North 9th Street, Grand Junction, Colorado. It is centrally located and easily accessed from anywhere in the valley. This home has 2,486 square feet on the main level and a 768 square foot basement. The site is .49 acres in size and is completely landscaped with grass and numerous trees. The majority of the landscaped area has an underground sprinkler system utilizing domestic water. A four foot chain link fence provides a large enclosed yard which is ideal for a playground. Hilltop Rehabilitation Hospital proposes to utilize the residence at 2015 North 9th Street as a site for its Language Enrichment Preschool on a conditional use basis. The preschool will run 5 days a week from 8 a.m. to 5 p.m. No weekend or evening utilization of the facility is anticipated. The children are seen in the current preschool program in two classrooms. Since the children attend on a Monday - Wednesday - Friday, Tuesday - Thursday staggered schedule, it is projected that no more than 25 children are expected to be in class at any given time. This factor, coupled with wide street - low traffic utilization, and the proximity of Tope Elementary, appears to make the location an excellent site for a preschool. By state regulation no child will be outside of the fenced area unless with adult supervision at all times.
2. **Project Location:** 2015 North 9th Street.
3. **Project Timing:** Optimally, Hilltop will begin holding preschool classes at the North 9th Street location by February 1, 1989. No program phasing is required.
4. **Area Impacted:** The 2015 North 9th Street location is residential on a wide street (9th) with low traffic utilization and located 1 1/2 blocks away (the Tope School playground is only 1/2 block distant).
5. **Proposal Compatibility:** Because of the proximity of Tope Elementary School, the projected utilization of 2015 North 9th Street is expected to be compatible with what already is a common environment for residents in the surrounding area. The impact of the preschool on the neighborhood will not differ in kind from the impact created by nearby Tope Elementary School, nor is the effect of the addition of the relatively few preschool children expected to intensify that impact appreciably.
6. **Services To Be Provided:** Currently, Hilltop runs comprehensive preschool services for 18 months to 6 year old youngsters. The program includes both indoor and outdoor activities (supervised), with a staff/child ratio of 1to 5. Hilltop has run the program successfully since 1972; classes are orderly and conducive to maximum learning. The program is popular in the community and sought after by parents of children in this age group.
7. **Special Considerations:** Off-alley parking space behind the 2015 North 9th Street location spans eight full parking spaces . . . sufficient for the preschool staff (which needs four spaces); It is anticipated that pick-up and delivery of the children will take place in front of the building on 9th Street. The overwide street (60 ft. . . wider than most residential streets and actually as wide as Orchard & Walnut Avenues) will easily accommodate program traffic ingress and egress. Again, this is no different than the kind of traffic associated with near-by Tope School.
8. **Project Compatibility With Conditional Use Criteria:** All conditionals use criteria appear to be met by this proposal.

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Jerrilane Mae Epeneter
c/o Edward M. Rowland
2030 North 8th Street
Grand Junction, CO 81501

Kenneth E. & B. L. Knapp
2035 North 9th Street
Grand Junction, CO 81501

Vera S. Mahaffey
2029 North 9th Street
Grand Junction, CO 81501

Marsha Jefferson
2020 North 8th Street
Grand Junction, CO 81501

Irene Katzer
2025 North 9th Street
Grand Junction, CO 81501

Ray F. & Joan M. Milholland
2016 North 8th Street
Grand Junction, CO 81501

Robert E. & C. M. Kelsey
2010 North 8th Street
Grand Junction, CO 81501

Robert G. & Joan Lucas
2000 North 8th Street
Grand Junction, CO 81501

Marvel S. Becker
1940 North 8th Street
Grand Junction, CO 81501

Thomas W. & E. C. Holmes
1931 North 9th Street
Grand Junction, CO 81501

Robert T. & Elizabeth L. Mantlo
1932 North 8th Street
Grand Junction, CO 81501

Amanda D. Bailey
123 Hillcrest Manor
Grand Junction, CO 81501

Jennifer A. Kanaly
1925 North 9th Street
Grand Junction, CO 81501

Russell K. Holmberg
Anna Mae Lorentzen
826 Orchard Avenue
Grand Junction, CO 81501

Mark C. Thomason
Shawn M. Miracle
1945 North 9th Street
Grand Junction, CO 81501

Homer D. & M. Veatch
2004 North 9th Street
Grand Junction, CO 81501

Roy Scott
Trustee for Maeth E. Scott
3105 Stanford Avenue
Boulder, CO 80303

M. R. & D. L. Dershem Jr.
1936 North 9th Street
Grand Junction, CO 81501

Wendy Rae Power
2067 E-3/4 Road
Grand Junction, CO 81503

Patricia K. Ammon
Dale R. Yocum
1920 North 19th Street
Grand Junction, CO 81501

Marshall & Denise L. Protheco
1916 North 9th Street
Grand Junction, CO 81501

Francis M. & Margaret A. Lambert
2010 North 9th Street
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Joe L. & Mary M. Rodriguez
1115 Chipeta Avenue
Grand Junction, CO 81501

James A. & A. Washington
941 Walnut Avenue
Grand Junction, CO 81501

Paul & Donna M. Riga
961 Pinyon Avenue
Grand Junction, CO 81501

James Roy &
Brenda Sue Fleming
936 Bader Drive
Grand Junction, CO 81501

Raymond H. &
Kathleen M. Peterson
925 Bader Drive
Grand Junction, CO 81501

Norma M. Schmidt
930 Orchard Avenue
Grand Junction, CO 81501

Clyde O. & Nedra Daniel
930 Pinyon Avenue
Grand Junction, CO 81501

School District 51
2115 Grand Avenue
Grand Junction, CO 81501

Donald L. & E. M. Spence
942 Walnut Avenue
Grand Junction, CO 81501

Government Employees Corp.
7551 W. Alameda Ave.
Lakewood, CO 80226

Harry Mavrakis
518 28 Rd. Suite B100
Grand Junction, CO 81501

Erle Reid
2503 Foresight Circle
Grand Junction, CO 81505

REVIEW SHEET SUMMARY

FILE NO. 56-88 TITLE/HEADING Conditional Use for Day Care Center DUE DATE 12/19/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Hilltop Special Services Corporation

2015 North 9th ST. for a Day Care Center

PETITIONER ADDRESS 2503 Foresight Circle

ENGINEER Harry Mavrakis

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

12/09/88	Building Dept.	A day care designed and used for more than six (6) children is classified per the Uniform Building Code as an E-3 occupancy. Assuming the building presently located at 2015 North 9th St. was not used for E-3 purposes, changes will be required to comply with the new use. A change in use permit will be required by our Department. That permit will also cover any changes that are required. Please contact me for further information. Bob Lee 244-1631
12/12/88	Fire Department	The following is to be met by Hilltop before any occupants can move into the proposed building: 1. An inspection by myself and Building Department to insure proper separations, etc. 2. An alarm system is to be installed with pull stations and smoke and heat detectors throughout the building. 3. Fire extinguishers installed. If you have any questions, please call George Bennett, 244-1400
12/13/88	County Health	Floor & equipment plans must be submitted to the Mesa County Health Department for review and approval prior to any construction. A pre-opening inspection shall be required.
12/14/88	State Health	This property is scheduled for remedial construction under the Uranium Mill Tailings Remedial Action Program. Tailings deposits in and under the garage at the back of the property and deposits under and alongside the structure are to be removed. Remedial construction is tentatively scheduled for the property in the time period from mid January 1988 (sic) through February 1988 (sic). This remedial construction should reduce or eliminate any radiological concerns on this property. This will be certified by the Department of Energy upon completion of the remedial construction and appropriate post remedial construction radiological evaluation period. For further details regarding this property, please contact Mr. John Keck with the DOE contractor United Nuclear Corporation Geotech (UNC) at 248-6083.
12/14/88	School District	The proposed program and site do not interfere with the operation of Tope Elementary School. Therefore, District No. 51 has no objections to the site.
12/15/88	City Engineer	I have no objection to employee parking in the off-alley parking spaces shown on the site plan. However, the pick-up and delivery of children from the alley should be disallowed. This alley has an unimproved gravel surface and vehicular traffic must be kept to a minimum.
12/15/88	Police	No problem noted.

REVIL W SHEET SUMMARY

FILE NO. 65-88 TITLE/HEADING Conditional Use Day Care DUE DATE Page 2

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES _____

PETITIONER ADDRESS _____

ENGINEER _____

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

12/19/88	Planning	It is unclear in the project narrative how many employees there will be. 1½ parking spaces per employee are required. There appears to be a tree in the middle of one of the proposed parking spaces. We'd like to see the tree saved. The parking area must have a dust free surface. Signage for this purpose would fall under Section 5-7-3B of the Zoning & Development Code as long as the day care is operated by a charitable organization for educational purposes. As such, the sign may not exceed 24 square feet with the top not more than 6 feet above ground level. An illuminated sign would not be appropriate here. Parks and open space fees will be required. For this type of use, 2.5% of the appraised raw land value is the fee.
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*Sent
12/20/88*

MEMORANDUM

TO: Grand Junction City Planning Department
FROM: Hilltop Special Services Division
RE: File Number 56-88, Written Response

BUILDING DEPARTMENT: Prior to occupancy and after Conditional Use if granted, Hilltop will apply for a Change In Use permit and comply with the Uniform Building Code's E-3 occupancy specifications.

FIRE DEPARTMENT: Prior to occupancy and after Conditional Use is granted, Hilltop will schedule a site review by the Fire Department and Building Department to insure proper separations, etc. An alarm system will be installed with pull stations, smoke and heat detectors throughout the building. Fire extinguishers will be installed.

COUNTY HEALTH: Prior to occupancy and after the Conditional Use is granted, Hilltop will submit floor and equipment plans to the Mesa County Health Department for review and approval prior to construction. A pre-opening inspection will be completed.

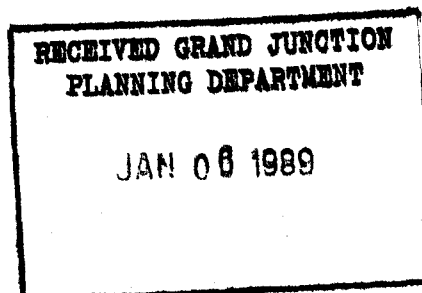
STATE HEALTH: Hilltop understands that UNC Geotech will be conducting a Uranium Mill Tailings Remedial Action Program.

SCHOOL DISTRICT: No Action.

CITY ENGINEER: Pick up and delivery of children from the alley will be disallowed.

POLICE: No Action.

PLANNING: Five employees are involved. Hilltop does not plan to eliminate the tree and will park on either side of same. The parking area will have a dust-free surface. All signage will comply with Section 5-7-3B of the Zoning/Development Code and will not be illuminated. All parks and open space fees will be paid after Conditional Use is granted.



development summary



File # 56-88 Name Conditional Use Date 1/13/89

PROJECT LOCATION: 2015 North 9th Street

PROJECT DESCRIPTION:

Conditional Use for a preschool in an RSF-8 zone.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO*		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED*	
Complies with adopted policies	X				Streets/Rights Of Way		X		
Complies with adopted criteria	X				Water/Sewer		X		
Meets guidelines of Comprehensive Plan	n/a				Irrigation/Drainage		X		
					Landscaping/Screening		X		
					Other: _____				

* See explanation below

The proposal was made by Hilltop to use the existing residential structure for its Language Enrichment Preschool. The preschool would run 5 days a week, from 8 a.m. to 5 p.m., with no evening or weekend use. There would be two classes per day, with no more than 25 children at one time. Although the site seemed appropriate for the use, the increased traffic created on a quiet street was a concern.

STATUS & RECOMMENDATIONS:

Hilltop had notified the neighbors of their proposal and held a neighborhood meeting. They thought that they had mitigated the neighbors' concerns, but about 25 of the neighbors showed up at the Planning Commission hearing to voice their opposition. The neighbors felt that it would negatively impact their quiet neighborhood.

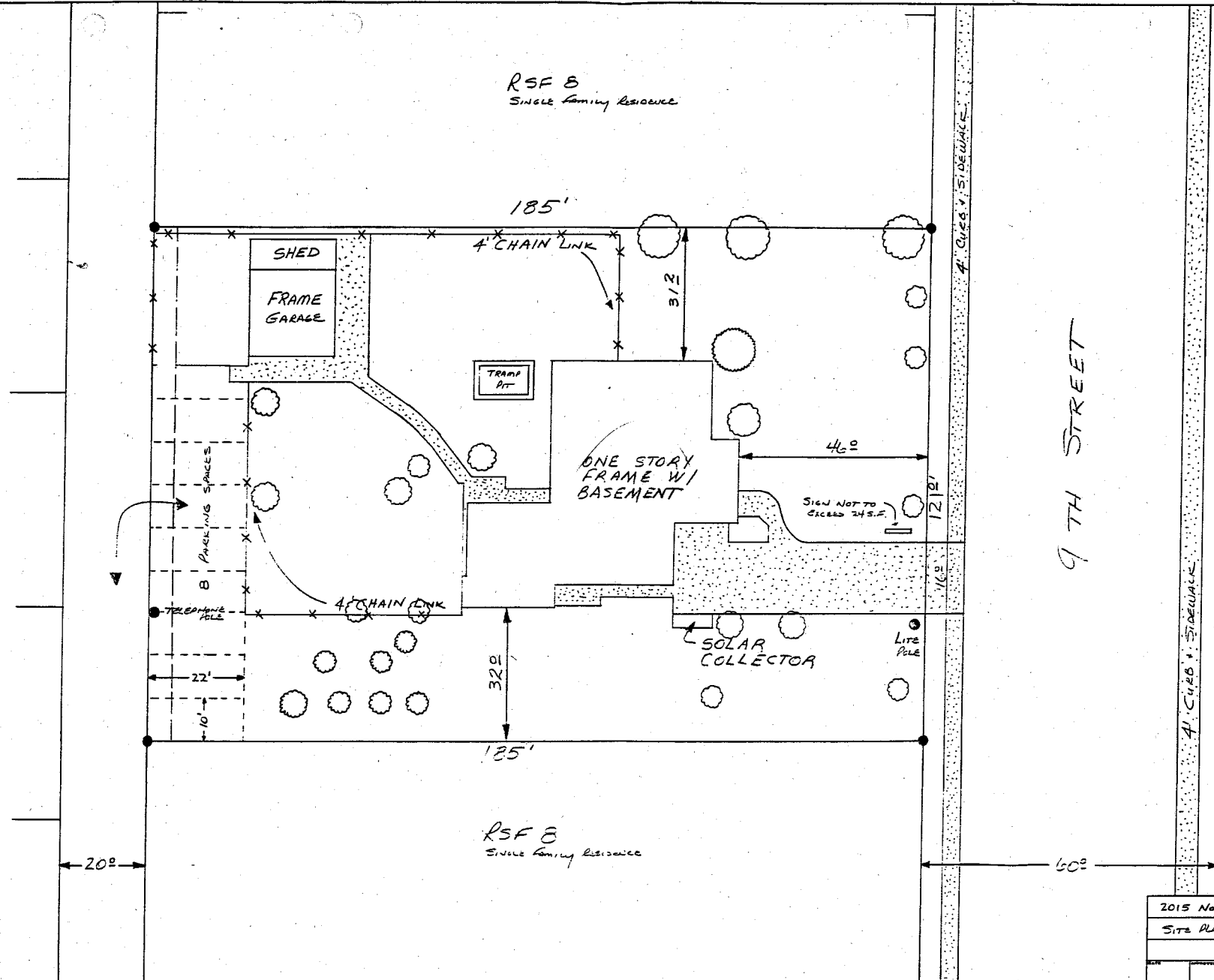
Planning Commission Action

1/10/89 Planning Commission denied the request, citing the increased traffic and noise impacts on the neighborhood. The petitioner has not appealed the decision. This does not require City Council action.

RSF B
SINGLE FAMILY RESIDENCE

RSF B
SINGLE FAMILY RESIDENCE

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2015 NORTH 9TH STREET	
SITE PLAN	1/10
DATE	APPROVED BY
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